

**CABOT PLANNING COMMISSION MEETING MINUTES
MONDAY, MARCH 13, 2023, 6:00 P.M. IN PERSON AND VIA ZOOM**

1. Call meeting to order - the minute was called to order by Jenn Miner at 6:02 p.m.
2. Approve Agenda – a motion was made by Dawn with a second by Bobby, motion carried.
3. Public Comment – There was no comment public comment.
4. Approval of February meeting minutes – a motion was made by Dawn Motion carried.
5. Election of Officers - Kate nominated Jenn, with a second by Brittany. Motion carried. Glen moved that we close nominations. Jenn is Chair. Vice Chair – Bobbi - Brittany nominated Bobbi with a second by Dawn. Motion carried. Glen moved that we close nominations. Bobbi is vice chair, Bobbi with a second by Dawn that we nominate Betty as secretary. Motion carried. Glen moved to cease nominations. Betty is secretary.
6. Meet the Candidates – we started out with 3 candidates, and one pulled her interest.
 - a. Wolfgang Krutak – resident since 1957 – lots of background in business.
 - b. Peg Elmer Hough – former member of Planning Commission. Knows that the Town needs to update zoning and Town Plan. Retired after 40+ years as land use planner.
7. Other Business – no other business
8. Discuss existing Town Plan and Zoning Reg Revisions – Kate spoke on this – there are 3 main concerns – just what is the priority – zoning or town plan. The Town Plan is quite a process and needs to be approved by Central Vermont Regional Planning Commission. Would like to have many people included. Many of the goals are to make sure zoning regulations are current and to approve the Town Plan. Danville has more than 300 people than we do. We are supposed to be in line with town abutters. We could lift a town plan from another town. In 2015 it failed because of Land Use – residents thought it was too restricting. But we see zoning critical. Towns and municipalities can be penalized if they are not in line with zoning regs.

Dawn – thought this is a great idea.

Jenn – can you define smart plan use – smart zoning shows cluster. In theory it is beautiful but the restrictions for landowners and dictate that in large areas can only build in certain areas.

Dawn - If you have 10 acre – may have 6 lots and it doesn't have to be regulations. Dawn does not want to lose the term Smart Land Use.

If we have a meeting with people, what do you want to accomplish? How do you reconcile housing needs and open land.

Bobbi – The 2015 zoning was voted down because it was so big. This year we did small amounts at a Town. We had 3 articles this year. Not try to push through so many.

Dawn – We do find the zoning regs are very daunting.

How each section be worked on. Have the school work on the school section and the conservation committee worked on their section, etc.

Balance forest and farming – need to come up with a creative plan.

Jenn – look at the zoning and prioritize divide up into 2-3 things at the April meeting and make a calendar.

Jenn – thanked Kate to refocus on the topics.
9. Executive Session – review of candidates for PC – A motion was made by Glen with a second by Bobbi. We went into ES at 6:42 p.m.
10. Came out of ES at 6:50 p.m.

11. A motion was made by Kate with a second by Dawn to nominate Peg Elmer Hough. Glen nominated Wolfgang with a second by Bobbi. We then took a voice vote.

Roll call – Kate and Dawn – Peg; Glen and Bobbi – Wolfgang = Brittany – Peg. The nominations will go before the SB for approval.

12. Next meeting – We will need to have it on a Monday again. We chose the first Monday in April, which is April 3 at 6:00 p.m. to put a calendar together.

13. Adjourn – A motion was made by Glen with a second by Bobbi. Motion carried. We adjourned at 7:00 p.m.

Respectfully submitted,

Betty Ritter, Secretary